



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00039 (Related to PZST13-00001)
Application Type: Rezoning
CPC Hearing Date: February 7, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 7127 Stiles Drive
Legal Description: Lot 45, Block 4, Stiles Gardens, City of El Paso, El Paso County, Texas
Acreage: 0.521-acre
Rep District: 3
Existing Zoning: R-5 (Residential)
Existing Use: Vacant
Request: From R-5 (Residential) to C-2 (Commercial)
Proposed Use: Small contractor yard

Property Owner: Enrique Escobar
Representative: Enrique Escobar

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Mobile Home Park
South: M-1 (Light Manufacturing) / Railyards
East: R-5 (Residential) / Single-family dwelling
West: C-4 (Commercial) / Contractor yard

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Mission Valley Planning)

NEAREST PARK: Stiles Park (3,671 feet)

NEAREST SCHOOL: Ramona Elementary (861 feet)

NEIGHBORHOOD ASSOCIATIONS

Stiles Garden Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 22, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-5 (Residential) to C-2 (Commercial) to allow for a small contractor yard with a Special Permit (PZST13-00001). The site plan shows an existing 557 sq. ft. office building and two (2) storage facilities for a landscaping-construction business. Access is proposed from Stiles Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property R-5 (Residential) to C-2 (Commercial). The recommendation is based on the existing commercial and industrial uses immediately adjacent to the subject property. The predominant land use in the area is light manufacturing which is compatible with the Plan El Paso land use designation G-7, Industrial and/or Railyards.. The subject property is related to Special Permit, PZST13-00001, which is required for contractor yard use in C-2 (Commercial).

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the C-2 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses

COMMENTS:

Planning Division - Transportation

Comments:

1. The proposed improvements being constructed on Stiles between Nichols and Dodge are in conjunction with the Neighborhood Traffic Management Program (NTMP). The proposed commercial zoning and use is in conflict with the intent of the traffic calming measures under construction at this time. The Bulbouts (aka. Curb extensions) are utilized to reduce roadway width midblock and at intersections to reduce vehicle travel speeds and tighten curb radii. The traffic circle is to reduce the speed and impede straight-through movements.
2. There are roadway improvements under construction on Stiles between Nichols and Dodge that include the installation of curb extensions and a traffic circle at the intersection of Nichols and Stiles which narrow the paved right-of-way.

Notes:

1. Sidewalks shall continue across driveways.
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

No objections.

City Development Department - Landscaping Division

Landscape shall be required at time of permit as an expansion formula under 18.46.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Department, Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

Fire recommends approval with a condition that the locking mechanism must be detailed for the proposed gate. And shall be detailed to where it becomes part of the plans, and the applicant provides in writing to the Fire Department and shall be included in the construction plans that will go to Building Permit and Inspection Division for permitting.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 8-inch diameter water main along Stiles Drive fronting the subject property. This water main is available for service.

3. EPWU records indicate a ¾-inch water meter serving the subject property with 7127 Stiles Drive as the service address.

4. Previous water pressure readings conducted on fire hydrant No. 2323 located on Stiles Drive approximately 989 feet northwest of Bucher Street have yielded a static pressure of 92 pounds per square inch (psi), a residual pressure of 84 psi and a discharge of 1,342 gallons per minute (gpm).

5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

6. There is an existing 18-inch diameter sanitary sewer interceptor along Stiles Drive fronting the subject property. No direct service connections are allowed to this interceptor as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Also, there is an existing 8-inch diameter sewer main along Stiles Drive fronting the subject property. This sewer main is available for service.

General:

7. A new service application is required for additional water and sanitary sewer services. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

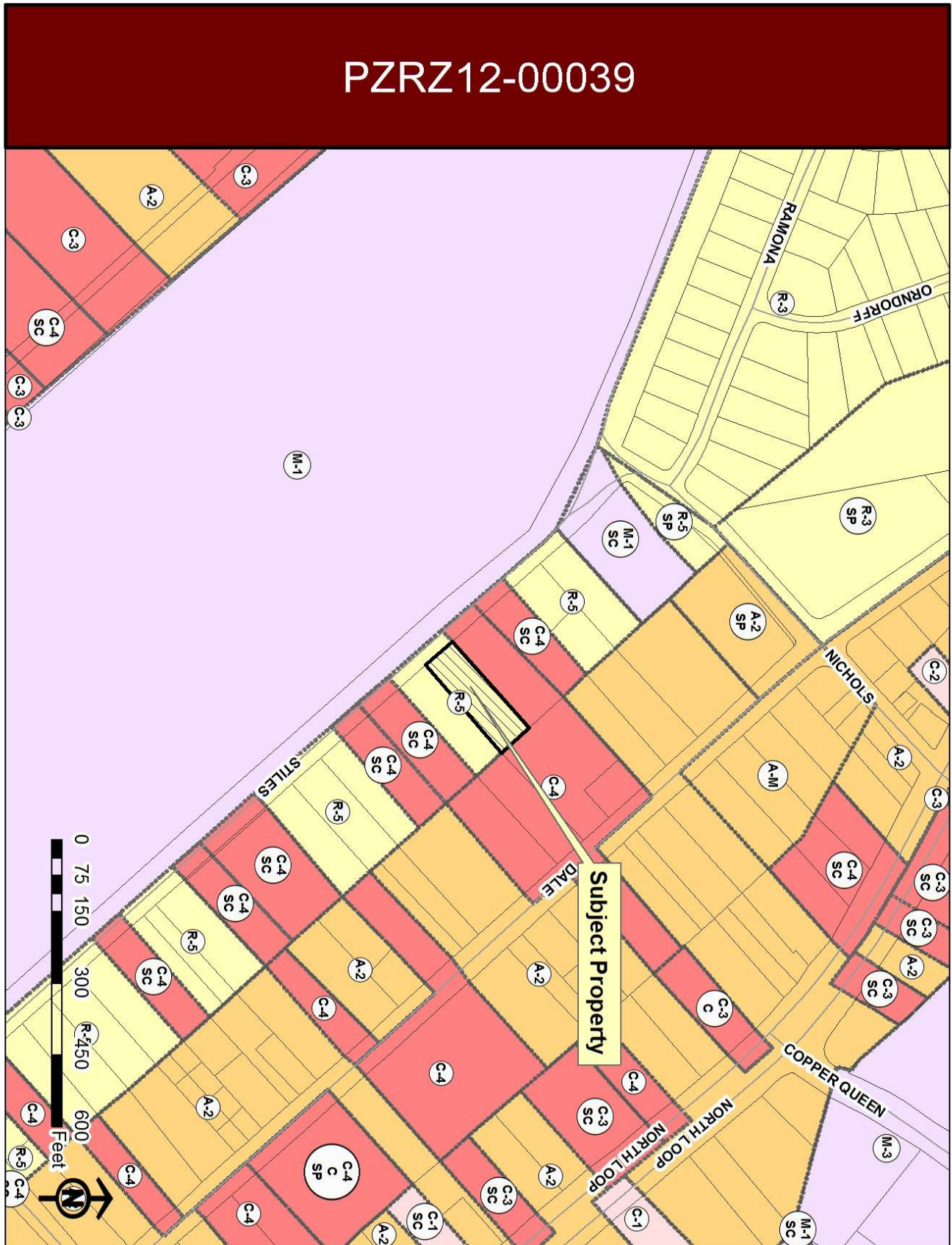
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

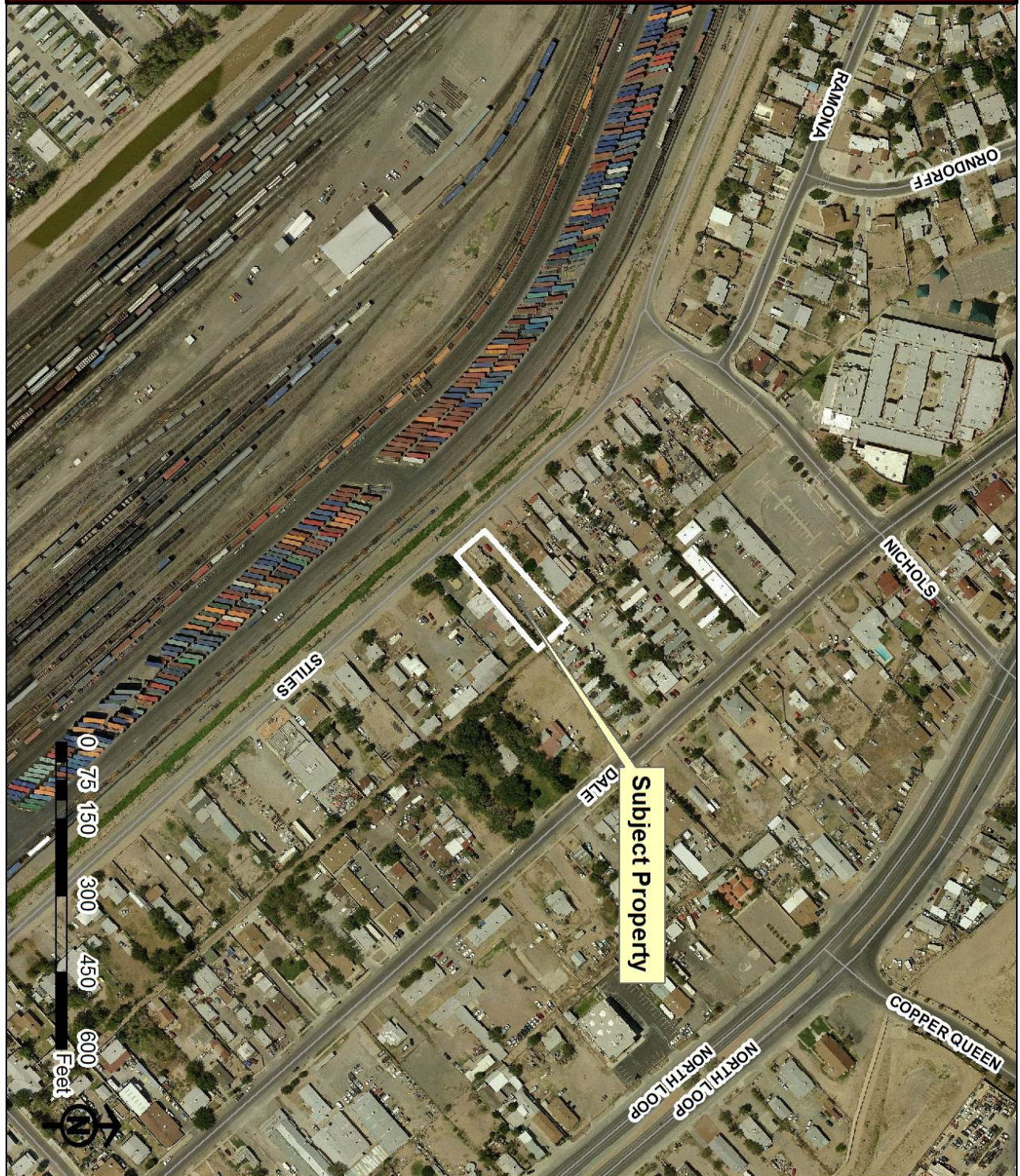
Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: CONCEPTUAL SITE PLAN

